



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

## Code Compliance Report

November 05, 2018

**\*\* This Report must be Posted  
on the Job Site \*\***

RAMSEY COUNTY - TAX FORFEIT PROPERTIES  
90 W Plato Blvd  
ST PAUL MN 55107

Re: 1221 Bradley St  
File#: 12 039606 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on October 09, 2018.

Please be advised that this report is accurate and correct as of the date November 05, 2018. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from November 05, 2018. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

### ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
2. Replace rear 2nd. floor west window to code.
3. Properly cover foam insulation in attic or remove.
4. Replace roof covering , last shingles were not properly installed.
5. Provide complete storms and screens, in good repair for all door and window

- openings. SPLC 34.09 (3e)
6. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
  7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
  8. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33.(1)
  9. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
  10. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
  11. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
  12. Properly remove rear south side door and fill in framing and insulation per code.
  13. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

**ELECTRICAL Inspector: Gary Koehnen**

**Phone: 651-266-9039**

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1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
3. Properly strap and support cables and/or conduits. Remove cloth on ceiling in basement and verify all wiring. Chapter 3, NEC
4. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
5. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
6. Check all receptacles for proper polarity (including 2- prong) and verify ground on 3- prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
7. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
8. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
9. Install receptacle for garage door opener. No access to garage, verify all wiring safe and up to current NEC 2017. Article 400.8, NEC
10. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Remove 2 sub panels in basement.
11. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC

12. Properly wire microwave/hood fan above range to current NEC.
13. Properly wire furnace to current NEC.
14. Properly wire dishwasher/disposal to current NEC.
15. Ensure/rewire all electrical associated with NM cables dated after \_\_\_\_\_ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
16. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
17. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
18. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
19. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
20. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
21. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Paul Zellmer**

**Phone: 651- 266- 9048**

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1. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
2. Basement - Gas Piping - (MFGC 310) Bond the corrugated stainless steel tubing to code.
3. Basement - Laundry Tub - (MPC .0100 & 901) Install a proper fixture vent to code.
4. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.
5. Basement - Laundry Tub - (MPC .0100 B) Provide the proper potable water protection for the faucet spout.
6. Basement - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
7. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.
8. Basement - Soil and Waste Piping - (MPC 313) Install proper pipe supports.
9. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
10. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
11. Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.
12. Basement - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.
13. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
14. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.

15. Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.
16. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.
17. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
18. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
19. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
20. Basement - Water Meter - (MPC 0.200 O) Repair the corroded or incorrect water meter piping.
21. Basement - Water Piping - (MPC 610) Replace all the improperly sized water piping.
22. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
23. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
24. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
25. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
26. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.
27. First Floor - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.
28. First Floor - Lavatory - (MPC 701) Install the waste piping to code.
29. First Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. First Floor - Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.
31. First Floor - Sink - (MPC 701) Install the waste piping to code.
32. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.
33. First Floor - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.
34. First Floor - Toilet Facilities - (MPC 701) Install the waste piping to code.
35. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
36. Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
37. Second Floor - Plumbing - General - (MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
38. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
39. Second Floor - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.
40. Second Floor - Tub and Shower - (MPC 701) Install the waste piping to code.
41. Second Floor - Tub and Shower - (MPC 409.4) Install a hot water temperature

limiting device, ASSE Standard 1070.

42. Second Floor - Tub and Shower - (MPC 402.11) Provide access.
43. Second Floor - Tub and Shower - (MPC 409.2) Provide an approved waste stopper
44. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

**Heating Inspector: Aaron Havlicek**

**Phone: 651- 266- 9043**

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1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
4. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
5. Replace furnace/boiler flue venting to code.
6. Connect furnace/boiler and water heater venting into chimney liner.
7. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
8. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
9. Provide adequate combustion air and support duct to code.
10. Provide support for gas lines to code.
11. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
12. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
13. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
14. Repair and/or replace heating registers as necessary.
15. Provide heat in every habitable room and bathrooms.
16. Provide a means of returning air from every habitable room to the furnace.

Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.

17. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.
18. Run condensate drain from furnace and A/C unit coil in basement to an approved location according to manufacturers' installation requirements and secure as needed.
19. Mechanical permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
4. Interior of garage not available for inspection. Repair per applicable codes.

**This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).**

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

Re: 1221 Bradley St  
November 05, 2018  
Page 7

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: www.stpaul.gov/dsi

**TEST RECORD FOR EXISTING OR NEW FUEL BURNING EQUIPMENT**

(Use separate form for each appliance)

Address: \_\_\_\_\_ Date of Test: \_\_\_\_\_

Owner: \_\_\_\_\_

**TYPE OF FUEL:** Gas \_\_\_\_\_ Oil \_\_\_\_\_ Other \_\_\_\_\_

Make of Furnace/Boiler \_\_\_\_\_ Model # \_\_\_\_\_

Serial # \_\_\_\_\_ Max BTU Input: \_\_\_\_\_

Equipment venting type: Atmospheric \_\_\_\_\_ Induced Fan \_\_\_\_\_ Other \_\_\_\_\_

**Total BTU input of all vented gas appliances into common chimney:** \_\_\_\_\_

Type of Chimney: Masonry \_\_\_\_\_ Class B \_\_\_\_\_ Other \_\_\_\_\_

Type of Liner: None \_\_\_\_\_ Metal \_\_\_\_\_ Clay Tile \_\_\_\_\_ Combustion Air Supply Required? Yes \_\_\_\_\_ No \_\_\_\_\_

| <u>Safety &amp; Operating Control Tests:</u> | <u>Yes</u> | <u>No</u> | <u>Fuel Analysis/Flue Gas Analysis:</u> | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|---|------------|-----------|
| Pilot/Flame Safeguard Operating Properly     | _____      | _____     | Vents Properly Without Spillage         | _____      | _____     |
| Limit(s) Operating Properly                  | _____      | _____     | Flame Stays Inside/Doesn't Roll Out     | _____      | _____     |
| Operator(s) Operating Properly               | _____      | _____     | Burner Lights Smoothly                  | _____      | _____     |
| Low Water Cut-Off Operating Properly         | _____      | _____     | All Controls Operating Properly         | _____      | _____     |

|                   | <u>Initial</u> | <u>Final</u> | <u>Visual Inspection</u>      | <u>Yes</u> | <u>No</u> |
|-------------------|----------------|--------------|-------------------------------|------------|-----------|
| Stack Temperature | _____ °F/Net   | _____ °F/Net | Fuel Piping System - OK?      | _____      | _____     |
| Oxygen            | _____ %        | _____ %      | Vent Systems - Drafthood?     | _____      | _____     |
| Carbon Dioxide    | _____ %        | _____ %      | Connector, Vent Chimney - OK? | _____      | _____     |
| Carbon Monoxide   | _____ %/ppm    | _____ %/ppm  | Heating Unit Safe?            | _____      | _____     |

**Look At Total Heating System Before You Leave:**

Does system operate safely and properly? Yes \_\_\_\_\_ No \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Licensed Contractor: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Person Conducting Test: \_\_\_\_\_  
(Print Name) (Signature)

City of Saint Paul Certificate of Competency card number for appropriate fuel: \_\_\_\_\_





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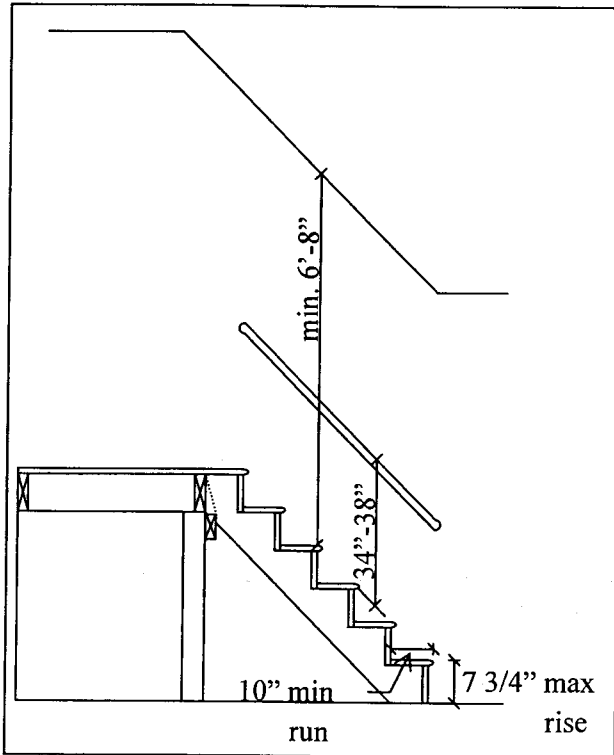
Telephone: 651-266-9007  
Facsimile: 651-266-9124  
Web: www.stpaul.gov/dsi

## Stairways and Handrails for Residential Structures

### R311.5 Stairways

**Width:** Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4-1/2" on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2" where a handrail is installed on one side and 27" where handrails are provided on both sides.

**Treads and Risers:** The max riser height is 7 3/4" and the min tread depth shall be 10". The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than 1:48(2%). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".



**Headroom:** The min headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

**Landings (R311.5.4):** There shall be a floor or landing at the top and bottom of each stairway, except at the top of an interior flight of stairs provided a door does not swing over the stairs. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36" measured in the direction of travel.

**Guards (R312):** Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" in diameter.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6" cannot pass through.

*(See Reverse for Handrails)*



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Telephone: 651-266-8989  
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1. A homeowner permit may be issued to an owner/occupant of a single family dwelling.
2. Building and general construction permits are required for any structural work or when repairs exceed the present market value of \$500.00 material and labor.
3. All plumbing, electrical and mechanical work requires a permit unless otherwise noted.
4. All work must be done by permit holder (responsible party).
5. An inspection by plumbing and/or electrical inspectors must be performed on all piping or wiring before it is concealed by walls, ceilings, floors, dirt or concrete.
6. Plumbing installations may require air test which must be performed by a licensed plumber.
7. Final air test for plumbing, and approval after fixtures have been installed, must be received by this department before fixtures are used.
8. All extra inspections, because of incorrect installation, will cost \$70.00 per inspection.
9. It is the permit holder's responsibility to notify the inspector between 7:30 a.m. and 9:00 a.m. when they are ready for an inspection.
10. On vacant buildings, plumbing permits can only be issued to and work performed by a licensed, Saint Paul Plumbing Contractor. Work cannot be done by future homeowner/occupant.
11. On vacant buildings, electrical permits will be issued to future homeowner/occupant only on the unit they are going to occupy.
12. For inquires about orders or requests for alternative methods of compliance, call Jim Seeger at 651-266-9046, between 7:30 a.m. and 9:00 a.m. If you consider these code requirements to be unreasonable, you may appeal to the Legislative Hearing Officer. An application for an appeal may be obtained at the City Clerks Office, 15 West Kellogg Blvd., Room 310 City Hall 651-266-8688, within ten (10) days of the date of the original orders.

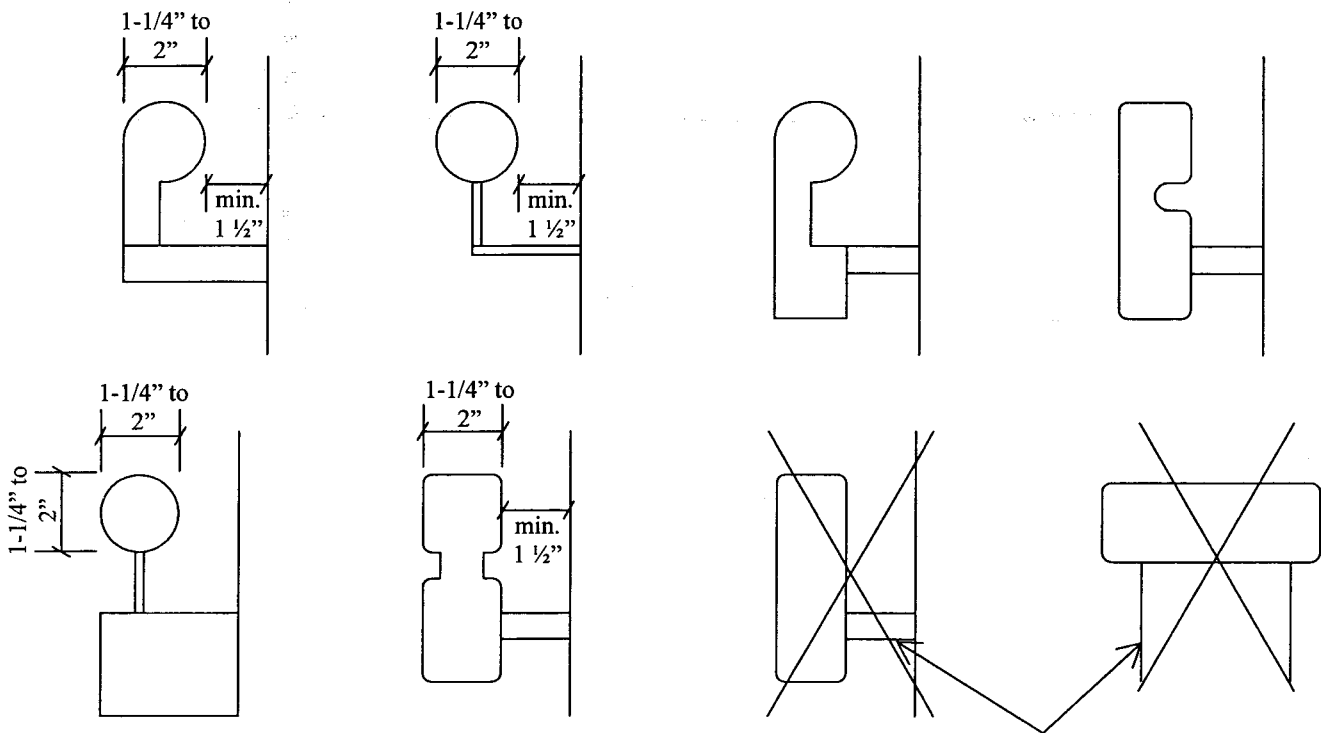
**Section R311.5.6 Handrails**

**Handrails:** Handrails having minimum and maximum heights of 34" and 38", respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with 4 or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrail.

Exceptions:

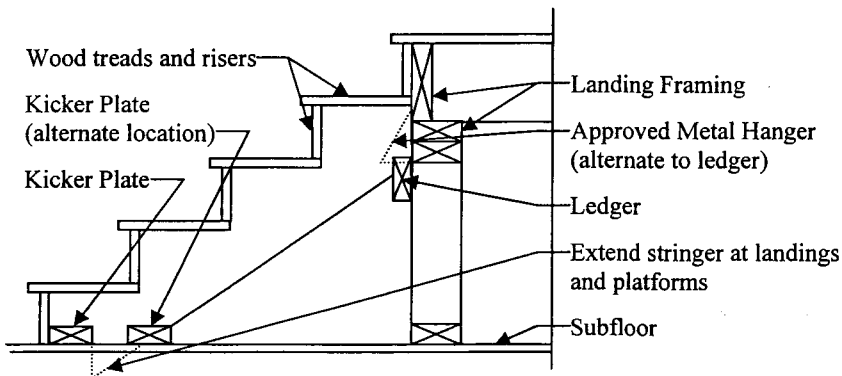
1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

**Handrail Grip Size:** The handgrip portion of handrails shall have a circular cross section of 1-1/4" minimum to 2" maximum. Other handrail shapes that provide an equivalent grasping surface are permissible. Edges shall have a minimum radius of 1/8".

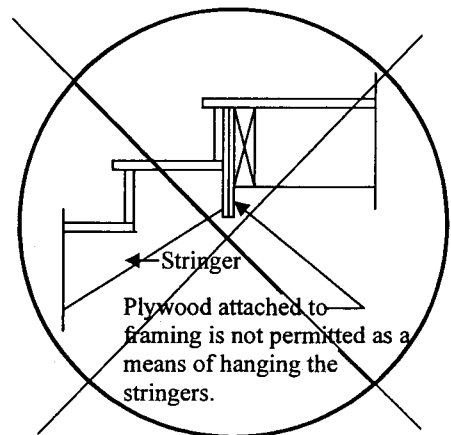


*(Sample Handrails)*

NOT ACCEPTABLE



*Stair Framing Detail*



# NOTICE

## LEAD BASED PAINT HAZARD

If your property was built before 1978, it may contain LEAD PAINT HAZARDS. It is important to take precautions when removing lead paint. (Removing lead paint creates hazardous dust which may cause lead poisoning, a particular danger to children). You can test your paint for lead either at the Saint Paul Public Health Department or at a number of private labs. For information on proper paint removal call the Ramsey County Health Department at 651-266-1138.

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# NOTICE

SAINT PAUL LEGISLATIVE CODE, CHAPTER 35, requires that the Name, Address, City, State and Zip Code of the owner or an agent responsible for this property be posted in a conspicuous place at or near the front entrance of the building. This Notice should be readable from the outside of the building.

A TELEPHONE NUMBER for 24-hour service shall be available to the tenants of this building.

This is for rental housing only. Owner-occupied property is exempt from these requirements.

# NOTICE

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# NOTICE

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